

Land to the West of Park Farm Thornbury – Draft Conditions

Reserved Matters

1. Approval of the “reserved matters” within any phase of the development hereby approved shall be obtained in writing from the Local Planning Authority prior to the commencement of development on any phase. The Reserved Matters for each must include details of the following:
 - a) layout, scale and appearance, including all building facing materials and finishes;
 - b) details of access arrangements including: the internal highway hierarchy; all carriageway, footway, cycleway and shared surface widths and surface material finishes for the highways, footpaths, cycle ways, private drives and all other hard surfaces;
 - c) car and cycle parking facilities
 - d) soft and hard landscaping of the site including details of screen walls, fences and other means of enclosure;
 - e) details of existing and proposed ground levels and proposed finished floor levels and building heights;
 - f) broadband connection infrastructure timetable for implementation
 - g) Details of a play strategy.
 - h) Details of the pedestrian and cycle links through the site.
 - i) A combined drainage, landscaping and street lighting plan

The submitted details shall be in accordance with the approved parameter plans (listed below):

- Site Boundary Plan – Drawing Ref: 27982/9000 Rev H;
- Land Use and Access Parameter Plan – Drawing Ref: 27982/9601 Rev G;
- Scale Parameter Plan – Drawing Ref: 27982/9603 Rev I;
- Green Infrastructure Parameter Plan – Drawing Ref: 27982/9604 Rev L;
- Concept Site Access Layout – Drawing Ref: 39209/5501/SK15 Rev A; and
- Sustainable Travel Link Plan – Drawing Ref: 39209/5501/SK25 Rev A

In addition, the details submitted through reserved matters will be in accordance with the Design Parameters and Design Strategies of the approved Design and Access Statement (Dated March 2021).

The development shall be carried out in accordance with the approved details.

Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Any application for the approval of the reserved matters for the first phase of the development shall be made to the local planning authority before the expiration of three years from the date of this permission. Any application for approval of the reserved matters for any remaining phases shall be made to the

local planning authority before the expiration of five years from the date of the permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended)

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (amended).

4. Landscape Reserved Matters shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines indicating lines, manhole); retained and proposed landscape features, including trees and hedgerows and proposals for restoration where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework 2021.

5. No development shall take place on land to which the reserved matter relates until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and agreed in writing by the Local Planning Authority. The schedule shall include details of individual plot ownership where these include areas of public open space, areas of public amenity space and the arrangements for its implementation. Development shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the area and to accord with policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017 and policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Phasing

6. Prior to or as part of the first reserved matters application, a phasing plan for the development shall be submitted to and approved in writing by the local planning authority.

The phasing plan shall identify the elements that will be delivered as part of each identified phase of the development, in accordance with the approved details and principles set out in the documents and plans referenced in condition 1. The elements shall include:

- a) the general locations of residential and non-residential uses including the local centre, allotments and primary school site.
- b) The allocation of floor space within the Retail / Community hub
- c) The general location of open spaces and green infrastructure, surface water drainage features.
- d) The approximate number of market and affordable homes and custom-build homes plots to be provided for each phase;
- e) Accesses for pedestrians, cyclists, buses and other vehicles
- f) Transport infrastructure for all modes of travel to connect each phase or reserved matters application to the existing highway network and the adjacent Park Farm site.
- g) Identification of locations for bus stop facilities within the site, within 400m of each occupied dwelling, in accordance with one of the two approved bus stop strategies:
 - 1. PBA Transport Assessment (Dated December 2019) Figure 5.1 B. Bus access via Alexandra Way bus link.
 - 2. PBA Transport Assessment (Dated December 2019) Figure 5.2 B. Bus access via Butt Lane and Barley Fields.

Any subsequent amendment to the approved phasing plan shall be submitted to and approved by the local planning authority in the form of a revised phasing plan.

The development shall be carried out in accordance with the approved Phasing Plan, including any approved revisions.

Reason: To ensure that the development is planned comprehensively, designed and phased to ensure that the provision of the different land uses within the site are delivered and protected in order to comply with the relevant policies in the Development Plan.

Access and Transport

7. The primary street through the development shall have a minimum carriageway width of 6.5m and follow the general alignment of the primary street route

identified on the approved Land Use and Access Parameter Plan (Drawing Ref: 27982/9601 Rev G).

Reason: To ensure appropriate, safe and accessible access is provided for all modes of travel and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (adopted December 2013) and Policy PSP11 of the Policies Sites and Places DPD (adopted November 2017)

8. No dwelling, community or commercial facility shall be occupied until car and cycle parking has been provided for that dwelling, community or commercial facility in accordance with details to be submitted to and approved through the reserved matters.

Reason: In the interest of highway safety, to promote sustainable travel and to accord with policies PSP11 and PSP16.

9. Prior to the commencement of development on a phase, a scheme for the installation of Electric Vehicle charging infrastructure for that phase is to be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the specification of the ducting infrastructure and charging facilities and a plan showing the locations of the ducting infrastructure and charging facilities for residential and non-residential uses and appropriate public locations to be delivered within that phase prior to occupation of the residential and non-residential buildings and the public locations opened for use.

Reason: To promote sustainable travel and to accord with policy CS8 of the Core Strategy Plan.

10. No more than 50 dwellings shall be occupied until a scheme of localised road widening on Oldbury Lane and Butt Lane has been completed generally in accordance with Stantec Drawings 39209/5501/SK24 Rev A and 39209/5501/SK23 Rev A.

Reason: In the interest of highway safety and to accord with policy PSP11 of the Policies, Sites and Places Plan 2017.

11. No dwellings shall be occupied until the Sustainable Transport Link along Buttercup Road to include a bus gate and camera control/ CCTV has been completed generally in accordance with Stantec Drawing 3909/5501/SK25 Rev A.

Reason: To provide a sustainable link to the development for buses, pedestrians and cyclists and in the interest of highway safety and to accord with SGC Policies CS1, CS8 and PSP11

12. No dwelling shall be occupied until the signalisation improvement scheme at the junction of Butt Lane, Gloucester Road and Morton Way has been completed generally in accordance with Stantec Drawing 39209/5501/SK08 Rev H.

Reason: To provide capacity, safety and pedestrian improvements necessary to manage the impact of traffic generated by the Development and to accord with SGC Policies CS8 and PSP11.

13. No more than 100 dwellings shall be occupied until the improvements on the A38 at the junction with the B4509 have been completed generally in accordance with Stantec Drawing 39209/5501/SK37 rev B.

Reason: To provide capacity and safety improvements to manage the impact of traffic generated by the Development and to accord with SGC Policies CS8 and PSP11.

14. No dwelling shall be occupied until at least one of the development accesses onto Oldbury Lane and the supporting highway works have been completed generally in accordance with Drawing 39209/5501/SK15 Rev A including street lighting from the site access to Butt Lane and provision for a reduction in the national speed limit to 40mph on Oldbury Lane.

The second access is to be completed in accordance with the phasing plan submitted pursuant to condition 6.

Reason: To provide safe and suitable access to the Development in the interest of highway safety and to accord with SGC Policies CS8 and PSP11

15. The bus stops are to be provided with a raised boarding platform, shelter, seating, lighting and real time passenger information and installed in accordance with the agreed phasing strategy pursuant to Condition [6].

Reason: To provide access to high quality public transport facilities and to accord with SGC Policies CS9 and PSP11.

16. No more than 100 dwellings of the development hereby permitted shall be occupied unless or until the improvement scheme identified for M5 Junction 14, as shown on Stantec drawing reference 39209/5501/SK31, titled 'M5 junction 14 mitigation scheme 350m 2 lane n/b off-slip', or an alternative scheme that provides equal or greater benefit, is completed to the written satisfaction of the Local Planning Authority (in consultation with National Highways) and is open to traffic.

Reason: To off-set development traffic impacts at the M5 J14 and to ensure the safe and efficient operation of the SRN

Drainage

17. Site wide Surface Water Drainage Masterplan to be submitted with the first Reserved Matters application for areas that drain to the Pickedmoor Brook. Details of a surface water drainage masterplan shall be submitted to, and agreed in writing by, the Local Planning Authority. The masterplan shall be in accordance with the 39209/4001 Flood Risk Assessment Revision G (prepared by Peter Brett Associates LLP dated 23 January 2020) and include details of impermeable areas draining to surface water infrastructure, the size and location of the attenuation structures, and the phasing of surface water drainage infrastructure including source control measures. The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that a satisfactory means of drainage is provided, and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and PSP20 of the Policies Sites and Places DPD (adopted November 2017).

18. No development shall take place on land draining to the Pickedmoor Brook until the detailed design of the Attenuation Basins indicated on 39209/4001/SK01 C Indicative Drainage Strategy has been submitted to and approved in writing by the local planning authority. This should include the results and a review of groundwater investigation in the location of the proposed attenuation basins. The Groundwater monitoring should be carried out for 6 months. It is preferred that the monitoring takes place from October to March. However the monitoring should include at least three winter months. It may be possible to reduce the monitoring period if there is sufficient rainfall in the first 3 months of monitoring, but this would require written agreement from the local planning authority. All works undertaken must be in accordance with the agreed design and timetable.

Reason: To reduce the risk of groundwater flooding to the proposed development, future occupants and the surrounding area in accordance with policies CS9 and CS26 of the adopted Core Strategy (December 2013) and PSP20 of the Policies Sites and Places DPD (adopted November 2017).

19. No development shall take place on land to which reserved matters relate until the detailed drainage design, incorporating sustainable drainage principles, has been submitted to and approved by the local planning authority for the relevant plot, phase or parcel of land. The scheme shall subsequently be implemented in accordance with the approved details before the plot or parcel first occupied.

Reason: To ensure that a satisfactory means of drainage is provided, and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and PSP20 of the Policies Sites and Places DPD (adopted November 2017).

20. No development approved by this permission shall be occupied or brought into use until a scheme identifying the future ownership, operational and

maintenance arrangements of the surface water drainage system and land drainage features over the lifetime of the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with agreed details.

Reason: To prevent pollution of the water environment, to ensure that constructed drainage systems are effective and mitigate the risk of flooding and to accord with Policy CS9 and CS26 of the South Gloucestershire Core Strategy adopted December 2013 and PSP20 of the Policies Sites and Places DPD (adopted November 2017).

21. Prior to occupation of any building within a phase of development, as built drawings and surveys shall be submitted to the Local Planning Authority for written approval to show compliance with the design of an 'as built/volume check survey' of the SUDS drainage scheme.

Reason: To ensure that the drainage scheme has been built in accordance with the approved FRA and Drainage Strategy and to accord with policies CS9 and CS26 of the adopted Core Strategy (December 2013) and PSP20 of the Policies Sites and Places DPD (adopted November 2017).

Flooding

22. Finished ground floor levels to be set to 11.0 mAOD or 600mm above the ground level at the edge of Flood Zone 2 adjacent to the development parcel, whichever is highest. As outlined in sections 5.2.13, 5.2.14, 5.2.17, 5.2.18 and Figure 3 of the Flood Risk Assessment, Peter Brett Associates, 23 January 2020 Rev G reference 39209/4001

Reason: To reduce the risk of flooding to the proposed development and future occupants to accord with policies CS9, CS25 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP20 and PSP21 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

23. All residential and commercial development to be located within Flood Zone 1. Finished floor levels of the 'More Vulnerable' uses to be set 600mm above the 1 in 100 year plus 40% climate change flood level.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to accord with policies CS9, CS25 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP20 and PSP21 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

Energy

24. Applications for Reserved matters shall include an energy statement which incorporates details of how the relevant phase of development will incorporate energy saving measures (including active and passive measures) into the design (including layout and orientation, massing and landscaping), and reduce carbon dioxide emissions from total residual energy consumption by at least 20% (based upon Part L of the Building Regulations at the date of the outline planning permission as amended) through on-site renewable and/or low carbon energy generation. The details should include full technology specifications and locations. The details must be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development incorporates measures to minimise energy consumption and reduce carbon emissions to mitigate and adapt to climate change in accordance with South Gloucestershire Council policies CS1 and PSP6.

Archaeology

25. Prior to the commencement of development and prior to the commencement of any groundworks (including any exempt infrastructure, or remediation works) a scheme of archaeological evaluation (based on the results of the geophysical survey produced by Sumo Survey dated March 2018 and Results of an Archaeological Trench Evaluation dated May 2018) shall be submitted to and approved in writing by the Local Planning Authority. The scheme will set out the need for, and extent of, any subsequent detailed mitigation, outreach and publication strategy including a timetable for the implementation and phasing of the mitigation strategy (as appropriate). Thereafter each phase of development shall be carried out in accordance with the approved scheme.

Reason: In the interest of archaeological investigation or recording and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Contamination

26. Prior to the commencement development within any approved phase, the additional monitoring as recommended in the Peter Brett Combined Phase 1 and Phase 2 report dated September 2018 shall be carried out. The findings shall be submitted in a report for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings; and ground waters.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

Reason: To ensure the protection of the future residents in terms of land contamination and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013).

27. Prior to first occupation within any approved phase, where works have been required to mitigate contaminants (under condition 27) a report providing details of the verification, demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the future residents in terms of land contamination and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013).

28. Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To ensure the protection of the future residents in terms of land contamination and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013).

Noise / Environmental Protection

29. Alongside the relevant reserved matters applications the applicant shall submit details to ensure that through mitigation, design and site layout, residential development including garden areas of dwellings, any part of which are within 60m of Oldbury Lane, are protected from the impact of road traffic noise having regard to the relevant British Standard BS8233. The development shall be implemented in accordance with the approved details and mitigation measures prior to the occupation of any dwelling to which those mitigation measures relate

Reason: To ensure the protection of the future residents in terms of noise and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013) and PSP 21 of the Policies Sites and Places DPD (adopted November 2017).

30. Details of noise levels (including the impact of noise) from plant and machinery associated with non-residential uses at the nearest existing or approved residential property and school shall be submitted to the Local Planning Authority for approval prior to occupation and use of such premises.

Reason: To ensure the protection of the future residents in terms of noise and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013) and PSP 21 of the Policies Sites and Places DPD (adopted November 2017).

31. Prior to occupation of the Retail and Community Hub full details of the proposed extraction and odour abatement system for the hot food outlets within the Retail and Community Hub should be provided to and approved by the Local Planning Authority. This should include details on the specification and location of all fans, filters, plant and flues, including a detailed schematic diagram of the ventilation system and its location inside and outside the building. The plan should also show scaled details of where the flue will terminate in relation to adjoining premises (residential and commercial). The details shall also include a maintenance/cleaning schedule of the proposed extraction and odour abatement system, written in accordance with the manufacturers' instructions and recommendations. A written recording system should be retained thereafter to demonstrate when all such work is carried out for the duration of its use. The odour abatement system shall comply with the principles of best practice contained within the EMAQ report, Control of Odour and Noise from Kitchen Exhaust Systems, an update to the 2004 report prepared by NETCEN for the Department of the Environment. The extraction and odour abatement system shall be installed and maintained.

Reason: To ensure the protection of the future residents in terms of noise and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013) and PSP 21 of the Policies Sites and Places DPD (adopted November 2017)

32. Prior to occupation of the Retail and Community Hub details on predicted noise levels from the extraction system (fan and air movement, through and leaving the ducting) should be submitted to and approved by the Local Planning Authority. Flues should be well insulated and sited to minimise the effects of vibration transmission and noise to any adjacent building. It may be necessary to install anti vibration mounts, flexible couplings, silencers etc. Full details should be provided to show how any potential noise nuisance will be prevented through the design. *Any assessment should be carried out by a suitably competent engineer/consultant and be in accordance with BS4142 as amended.*

Reason: To ensure the protection of the future residents in terms of noise and environmental impacts and to accord with policies CS9 of the adopted South Gloucestershire Core Strategy (December 2013) and PSP 21 of the Policies Sites and Places DPD (adopted November 2017).

Construction Management

33. A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to commencement of development. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The CEMP must also demonstrate how the developer will prevent harm to the retained or created ecological features during the construction phase of development. The plan shall include, but not be limited to:
- Flood risk and drainage impacts including water quality during the construction period in accordance with best practice contained in the SuDS Manual and Construction of SuDS guidance.
 - Processes for keeping local residents informed of works being carried out and dealing with complaints.
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Public/Bank Holidays.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Measures to control the migration of mud from the site by vehicles during construction.
 - Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. Piling will not be undertaken.
 - Procedures for emergency deviation of the agreed working hours.
 - Control measures for dust and other air-borne pollutants; to be incorporated into a dust management plan in order to minimise the impacts of construction dust.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development.
 - The control and removal of spoil and wastes.
 - Access arrangements for construction vehicles.
 - Measures to control the tracking of mud off-site from vehicles.
 - Measures to control dust from the demolition and construction works approved.
 - Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
 - Adequate provision for the delivery and storage of materials.
 - Adequate provision for contractor parking.

- A lorry routing schedule excluding Barley Fields and Buttercup Road.
- Contact details of the Site Manager.
- Membership details for the Considerate Constructor Scheme or similar regime and site induction of the workforce highlighting pollution prevention and awareness.
- Pre-commencement photographic survey of Butt Lane and Oldbury Lane. Details to be agreed with a representative from the Local Highway Authority. Post completion survey of the same roads to identify any damage caused by Development construction traffic and extent of any necessary repairs to be agreed with the Local Highway Authority. Any repairs to be carried out in by the contractor in a time frame to be agreed with the Local Highway Authority.
- All plant and equipment shall be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means shall be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.
- Pneumatic tools shall be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.
- In periods of dry weather, dust control measures shall be employed including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance. Lorries carrying waste material from the site shall be covered or sheeted at all times.
- Where the site is adjacent to residential or business premises, all waste materials shall be removed from site and suitably disposed of. No burning of waste material is permitted.
- Radio noise shall not be audible at the boundary of the nearest neighbouring property.
- Any temporary oil storage tanks shall be safely and securely sited so as to prevent pollution in the events of spills or leakage. It is also strongly recommended that any oil storage tank should be surrounded by an impervious oil/watertight bund having a capacity of at least 110% of the tank
- Neighbouring residential premises shall be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works shall be notified to the Environmental Services Department on (01454) 868001 prior to commencement.

The CEMP as approved by the Council shall be fully complied with at all times. The development shall be implemented in accordance with the approved CEMP.

Reason 1: To ensure that a satisfactory means of surface and foul drainage is provided and to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage and to accord with policies CS9, CS19 and CS25 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013).

Reason 2: To ensure the protection of the future residents in terms of air quality, highway safety and environmental impacts and to accord with policies CS9 and CS26 of the adopted South Gloucestershire Core Strategy (December 2013).

Reason 3: In the interests of residential amenity and highway safety to accord with Policies PSP8 and PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017. The condition is required prior to commencement to ensure all works on site do not result in harm to residential amenity.

Trees and Landscaping

34. Landscape Reserved Matters shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines indicating lines, manhole); retained and proposed landscape features, including trees and hedgerows and proposals for restoration where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

35. Reserved Matters submitted pursuant to Condition 1 above shall include an arboricultural method statement including details of any trees to be lopped, topped or felled, facilities for the RPAs of all retained trees (in accordance with the Tree Protection Plan (Rev D) at Appendix A of the AIA dated January 2020) and hedges fully protected with fencing as specified in fig 2 of BS5837:2012; likewise, all drainage and other service plans to ensure the routings of services outside the RPAs, or subterranean directional drilling (subject to the validity of this method of service installation being fully investigated prior to approval of the reserved matters in question given the known shallow depth to bedrock in this location). The development shall be implemented in strict accordance with the approved arboricultural method statement and measures to protect the retained trees and hedges shall be in place prior to the commencement of development of the phase and remain in place during the construction period for that phase.

Reason: To protect trees and landscape features within the site to protect the character and appearance of the area in accordance with Policy CS1 of the

South Gloucestershire Local Plan: Core Strategy (adopted Dec 2013). This pre commencement condition is required in order to ensure protection of the trees throughout the development process.

Ecology

36. Prior to development commencing, an Ecological Construction Method Statement (ECMS) be drawn up and agreed with the Council in writing. The ECMS shall detail how all retained semi-natural habitat will be safeguarded during the construction phase (including from pollution incidents) and a precautionary method of clearing vegetation to avoid harm to wildlife (birds, hedgehog). All works are to be carried out in accordance with the approved ECMS.

Reason: To ensure the development is carried out in an appropriate manner and to protect local nature conservation and geological interests and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP19 of the Policies Sites and Places DPD (adopted November 2017). This pre-commencement condition has been added to ensure the protection of wildlife which cannot be achieved retrospectively.

37. A pre-works badger survey shall be undertaken by a suitably qualified ecologist no more than 3 months prior to the commencement of works and/ or clearance of vegetation on a particular phase to establish use of that part of the site by badgers. If required, a license shall be obtained from Natural England and any mitigation shall be carried out in accordance with the terms of the licence. A copy of the license shall be submitted to the local planning authority prior to commencement of development on the phase to which that license relates. The Construction and Environmental Management Plan (pursuant to Condition 33), shall also include a precautionary working method statement in order protect any setts which are present and no Natural England license is required. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development is carried out in an appropriate manner and to protect local nature conservation and geological interests and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP19 of the Policies Sites and Places DPD (adopted November 2017).

38. Prior to development of a phase commencing, a Landscape and Ecological Management Plan (LEMP) for that phase shall be drawn up and agreed with the Council in writing. The Plan shall accord with the relevant principles set out in the agreed Design and Access Statement and Green Infrastructure Parameter Plan.

The LEMP shall include:

- a) Details of all existing important landscape and habitat features to be retained, and managed thereafter (including hedges, scrub, streams);
- b) Details of any new landscape and habitat features to be created and managed thereafter (including species-rich grassland (buffers), woodland/scrub and ponds);
- c) Habitat Creation: 13.75ha of Parkland (comprising wildflower meadow, SuDS basins and amenity grassland); 0.83ha plantation broadleaved woodland; 0.78km of new and translocated hedgerow; new scattered broadleaved trees, and 0.03ha (three) ponds;
- d) SuDs design to include wetland habitat of biodiversity value;
- e) A minimum of 10 hibernaculae created in suitable locations;
- f) A range of nest boxes, including a minimum of 100 boxes on buildings and 50 boxes on retained trees/woodland. The scheme shall include the type and location of all nest boxes and design features, to cover a variety of species including starling, house martin, swift and house sparrow;
- g) Additional bat roosting habitat, including a minimum of 100 boxes on buildings and 50 boxes on retained trees/woodland. The scheme shall include the type and location of all nest boxes and design features, to cover a variety of species including starling, house martin, swift and house sparrow;
- h) Inclusion of hedgehog pass in each boundary fence, and a gap under close board fencing;
- i) Project Site boundary management adjacent to the Park Mill Covert SNCI to include fencing and planting within the development site to prevent direct access;
- j) Ecological information provided in Homeowner Packs which will include information on key ecological features, and the proposed mitigation and enhancement measures;
- k) Where residential gardens abut hedgerows, fencing will be post and wire mesh only;
- l) Inclusion of inset kerb stones around gully pots within highway and drainage strategy;
- m) Detailed design of public-realm lighting to minimise adverse effects on bats, otters and badgers.
- n) A programme of monitoring of all works for a period of 5 years. The programme shall include details of how the aims and objectives of the LEMP will be achieved and maintained, including how any remedial measures will be agreed and implemented if they are required

All works are to be carried out in accordance with the approved LEMP.

Reason: To ensure the development is carried out in an appropriate manner and to protect local nature conservation and geological interests and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted

December 2013 and Policy PSP19 of the Policies Sites and Places DPD (adopted November 2017).

This pre-commencement condition has been added to ensure the protection of wildlife which cannot be achieved retrospectively.

39. Prior to the commencement of development of a phase, a Lighting Design Strategy for that phase shall be submitted to and approved by the local planning authority. The Lighting Design Strategy shall address potential impact on biodiversity as described in the Ecological Chapter of the Environmental Statement submitted with the outline planning application and shall include:
- a) Identification of those areas of the site that are of particular importance for nocturnal animals, including bats, including breeding sites, resting places and key foraging routes.
 - b) Details of external lighting to be installed with appropriate lighting contour plans and technical specifications to show how nocturnal animals, including bats, would not be adversely affected.

All works are to be carried out in accordance with the approved lighting scheme.

Reason: To ensure the development is carried out in an appropriate manner and to protect local nature conservation and geological interests and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP19 of the Policies Sites and Places DPD (adopted November 2017)

40. Prior to or alongside the first reserved matters application, full details of the arrangements for the scheme to deliver a biodiversity net gain, in accordance with the DEFRA Metric 3.0 criteria (Panks et al, 2021 a and b) have been submitted to and approved by the Local Planning Authority. Any subsequent changes to the approved details shall be submitted to and approved by the local planning authority, on the basis any changes shall still ensure a biodiversity net gain will be achieved across the development.

The development shall be implemented and maintained in accordance with the approved details (including any subsequent approved changes).

Reason: To ensure the development is carried out in an appropriate manner and to protect local nature conservation and geological interests and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP19 of the Policies Sites and Places DPD (adopted November 2017.)

Public Art

41. Prior to first occupation a plan and implementation programme for a unique site specific integrated scheme of Public Art (including programme for installation) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the artwork/s shall be installed in accordance with the approved plan and implementation programme. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note.

Commented [NM1]: This condition is not agreed by the appellant as necessary.

Reason: To ensure public art is appropriately included within the scheme in the interests of the visual amenity of the development and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Waste Management

42. Prior to or alongside the submission of the first reserved matters application for each phase of development a detailed site-wide waste management and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include measures to control the use, sorting, storage and collection of waste material and recycling from residential and commercial uses on site, including on site composting. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure appropriate waste management, recycling and composting measures take place on site, and in accordance with policies CS1 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy (2013) and policy PSP21 of the adopted Policies Sites and Places Plan (2017)

Uses

43. The Retail / Community Hub hereby approved shall only be used for activities within Class A1, A2, A3 and D2 Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To protect the vitality and viability of other local centres and to accord with policy CS23 of the adopted South Gloucestershire Local Plan Core Strategy (2013) and Policy PSP32 of the adopted Policies Sites and Places Plan (2017)

INFORMATIVES

1. Any existing buildings on site shall be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health

& Safety Executive and safely disposed of providing a full audit trail of waste disposal.

2. For sites with more than 5 houses, and for large industrial/commercial developments, it is strongly recommended that the applicant register the site under the "Considerate Contractors Scheme". Further information and an application form can be obtained by telephoning... Tel: (01920) 872837.
3. The Appellant is advised that Highway Works Legal Agreements will be required to be entered into before commencement of any works on the public highway.
Further information can be found at the following link www.southglos.gov.uk/roadadoption
4. It is recommended that the flue should not terminate less than 1m above the roof ridge of any building within 15m of the building housing the commercial kitchen, and discharge vertically upwards. Additional odour control measures may still be required depending on the cooking type and frequency. If this cannot be complied with for planning reasons, then the extracted air shall be discharged not less than 1m above the roof eaves or dormer window of the building housing the commercial kitchen and additional odour control measures may be required. If neither of these can be complied with for planning reasons, then an exceptionally high level of odour control will be required*.

Any canopy above a wood burning appliance shall be designed in line with current guidance. Solid fuel appliances should be considered separately when designing a safe and efficient ventilation/control system.*

*Guidance on the above can be obtained in the EMAQ report, Control of Odour and Noise from Kitchen Exhaust Systems, an update to the 2004 report prepared by NETCEN for the Department of the Environment. It is available at <https://ee.ricardo.com/downloads/air-quality/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems>

Environment Agency

5. Over and above the requirement for planning permission works in, over, under or bordering the ordinary watercourse Pickedmoor Brook may require a Land Drainage Consent from the Lead Local Flood Authority. Email: LeadLocalFloodAuthority@southglos.gov.uk
6. In view of the potential flood risks in this locality, we would advise that any developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. See the link

below: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Lead Local Flood Authority

7. **Land Drainage Consent:** The application involves **works, and/or structures to, in or affecting** an ordinary watercourse/ditch. These works may require formal consent from South Gloucestershire Council. Application forms and guidance can be obtained by emailing LeadLocalFloodAuthority@southglos.gov.uk
8. **Public sewer location:** The proximity of a public foul water sewer may affect the layout of the development. Refer the application to Wessex Water for determination.
Note: Private sewers were transferred to the water and sewerage company (Wessex Water PLC) on 1 October 2011 and are now of public sewer status. Maintenance of these sewers are now the responsibility of Wessex Water and will therefore be subject to '**building over**' or '**building in close proximity to**' restrictions. The applicant or agent is recommended to discuss this matter with Wessex Water PLC.

NOTE no ditch should be infilled until Reserved Matters consent has been granted for the land it is on.

NOTE the detailed drainage design of the attenuation basins will need to ensure that the basins fit in with the wider landscape, POS and PROW, including the wildlife pond. The space for the attenuation and conveyance features should not be at the expense of landscape, POS, and PROW.

NOTE the minimum freeboard allowance in South Gloucestershire is 300mm in accordance with **West of England Sustainable Drainage Developers Guide**.